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First Security Bank

IDAHO CONSTRUCTION REPORT

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HARVEY FRAZIER — GRAPHICS

VOLUME 31 OCTOBER 1984 NUMBER 10

AUTHORIZED BUILDING PERMIT CONSTRUCTION
54 MAJOR LOCATIONS

OCTOBER 1984

Idaho's residential construction activity in October rebounded, offsetting the reduced growth rate recorded in September. In recent weeks, fixed-rate mortgages have declined noticeably and are currently quoted near 13 percent. These reduced interest costs——partially reflecting slower national economic growth——will be a plus for the housing industry over the next several months.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 54 major Idaho locations in October was $43,741,939, or 21.8 percent above 1983. NEW RESIDENTIAL CONSTRUCTION for 386 dwelling units totalled $20,173,266, an increase of 11.6 percent in number and an increase of 33.9 percent in value compared with a year ago. NONRESIDENTIAL CONSTRUCTION valued at $14,054,370 was up 21.7 percent from last year, while ALTERATIONS AND REPAIRS totalling $9,514,303 were up 2.2 percent.

CONSTRUCTION VALUES IN 54 MAJOR LOCATIONS IN IDAHO
OCTOBER AND TEN MONTHS CUMULATIVE 1984

	OCTOBER	10 MONTHS	Percent Change 1983 from 1984 OCT.	10 MOS.
NUMBER OF NEW DWELLING UNITS	386	4,081	+ 11.6	+ 17.7
VALUE (dollars)				
Residential	$ 20,173,266	$ 176,865,464	+ 33.9	+ 14.9
Nonresidential	14,054,370	115,361,878	+ 21.7	+ 19.3
Alterations & Repairs	9,514,303	97,590,424	+ 2.2	+ 22.3
TOTAL CONSTRUCTION VALUE	$ 43,741,939	$ 389,817,766	+ 21.8	+ 18.0

Convenience. What does it mean? It means people who know you count — on service. It means over 70 Idaho locations — over 160 in the Intermountain West — and a nationwide automatic teller machine network. But most of all, it means at First Security you'll find all you're looking for in a bank without having to look very far.
CONVENIENCE?
We're right where you want us to be
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IDAHO CONSTRUCTION REPORT - 54 MAJOR LOCATIONS FOR OCTOBER 1984

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry			NO PERMITS ISSUED IN OCTOBER 1984			
Coeur d'Alene	8	34	$ 534,531	$ 1,928,032	$ 85,015	$ 2,547,578
Kootenai County Un	47	95	1,851,449	391,162	86,032	2,328,643
Craigmont	---	1	---	---	2,000	2,000
Grangeville	---	5	---	200	4,700	4,900
Lewiston	9	93	292,907	497,488	318,058	1,108,453
Moscow	8	34	400,000	152,000	110,997	662,997
Latah Co. Un	3	9	150,856	11,000	7,100	168,956
Orofino	2	12	119,938	---	39,418	159,356
Osburn			NO PERMITS ISSUED IN OCTOBER 1984			
Sandpoint	---	7	---	829,000	71,100	900,100
St. Maries	6	9	64,000	6,500	5,736	76,236
Benewah County Un	4	9	165,000	32,000	22,000	219,000
TOTAL NORTHERN	87	308	$ 3,578,681	$ 3,847,382	$ 752,156	$ 8,178,219
Boise City	62	1,085	$ 3,684,970	$ 1,266,729	$ 4,253,323	$ 9,205,022
Meridian	19	30	732,512	179,700	38,136	950,348
Ada County Un	57	143	2,263,582	78,616	500,701	2,842,899
Caldwell	5	16	253,556	7,000	65,090	325,646
Canyon County Un	25	50	1,128,500	128,300	200,400	1,457,200
Nampa	8	17	222,600	3,030,000	68,000	3,320,600
Emmett	3	43	220,895	19,504	139,545	379,944
Gooding	---	5	---	53,000	3,000	56,000
Hailey	1	6	61,000	50,000	11,020	122,020
Ketchum	---	11	---	---	274,700	274,700
Sun Valley	1	6	165,000	---	650,000	815,000
Blaine County Un	11	14	2,594,000	87,000	110,200	2,791,200
Jerome	1	5	45,245	---	1,700	46,945
Mountain Home	---	10	---	---	126,051	126,051
Payette	---	5	---	---	17,800	17,800
Shoshone	2	3	52,000	---	45	52,045
Twin Falls City	9	43	470,612	1,538,965	607,349	2,616,926
Twin Falls Co Un	1	5	370,000	---	9,000	379,000
Weiser	---	7	---	---	12,233	12,233
TOTAL SOUTHWESTERN	205	1,504	$ 12,264,472	$ 6,438,814	$ 7,088,293	$ 25,791,579
Blackfoot	1	8	$ 55,000	$ ---	$ 55,800	$ 110,800
Bingham County Un	13	29	683,208	---	343,008	1,026,216
Idaho Falls	35	56	1,608,060	2,420,062	144,629	4,172,751
Ammon	1	6	59,490	425,513	3,847	488,850
Bonneville Co Un	6	30	264,100	438,874	122,300	825,274
Rexburg	4	8	295,000	---	175,300	470,300
Rigby	---	2	---	25,000	---	25,000
Salmon	---	4	---	---	98,200	98,200
Lemhi County Un	5	14	215,000	20,000	45,000	280,000
St. Anthony	---	7	---	---	34,000	34,000
TOTAL EASTERN	65	164	$ 3,179,858	$ 3,329,449	$ 1,022,084	$ 7,531,391
American Falls	1	6	$ 8,000	$ 12,310	$ ---	$ 20,310
Power County Un	3	7	157,000	47,000	30,000	234,000
Burley	---	5	---	---	67,500	67,500
Chubbuck	5	10	227,757	---	42,500	270,257
Montpelier	---	5	---	25,000	950	25,950
Pocatello	8	53	342,100	234,611	205,065	781,776
Bannock County Un	6	10	109,077	76,450	10,500	196,027
Preston			NO PERMITS ISSUED IN OCTOBER 1984			
Franklin County Un			NO PERMITS ISSUED IN OCTOBER 1984			
Rupert	2	8	45,400	5,424	36,558	87,382
Minidoka County Un	4	20	260,921	37,480	250,997	549,398
Soda Springs	---	3	---	450	7,700	8,150
TOTAL SOUTHEASTERN	29	127	$ 1,150,255	$ 438,725	$ 651,770	$ 2,240,750
TOTAL 54 LOCATIONS	386	2,103	$ 20,173,266	$ 14,054,370	$ 9,514,303	$ 43,741,939

Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 54 MAJOR LOCATIONS TEN MONTHS CUMULATIVE 1983

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	2	16	$ 76,000	$ 33,000	$ 29,750	$ 138,750
Coeur d'Alene	44	190	2,228,011	14,915,861	885,424	18,029,296
Kootenai County Un	225	602	9,241,632	7,014,091	1,752,059	18,007,782
Craigmont	1	3	70,000	2,000	1,500	73,500
Grangeville	9	103	14,236	48,150	236,947	299,333
Lewiston	82	840	3,270,264	5,445,789	6,518,868	15,234,921
Moscow	102	258	2,903,480	1,274,474	1,332,481	5,510,435
Latah Co. Un	45	137	1,673,808	1,207,361	478,843	3,360,012
Orofino	6	88	203,740	2,326,460	283,997	2,814,197
Osburn	---	30	---------	67,755	37,146	104,901
Sandpoint	13	116	363,800	4,092,000	550,929	5,006,729
St. Maries	14	44	486,500	1,005,000	65,989	1,557,489
Benewah County Un	32	47	802,900	1,535,000	73,300	2,411,200
TOTAL NORTHERN	575	2,474	21,334,371	38,966,941	12,247,233	72,548,545
Boise City	743	2,503	35,926,537	11,943,839	29,369,025	77,239,401
Meridian	175	296	6,524,307	1,741,500	849,447	9,115,254
Ada County Un	530	924	24,335,560	7,158,729	4,032,063	35,526,352
Caldwell	41	188	1,856,793	1,198,455	2,243,337	5,298,585
Canyon County Un	116	274	5,039,000	1,238,044	635,484	6,912,528
Nampa	118	333	2,548,694	586,836	1,541,590	4,677,120
Emmett	11	207	414,500	106,551	303,307	824,358
Gooding	4	48	138,000	460,900	1,068,298	1,667,198
Hailey	26	95	1,474,372	1,344,005	892,363	3,710,740
Ketchum	31	120	3,715,665	1,612,354	771,599	6,099,618
Sun Valley	49	107	6,943,000	38,000	2,341,450	9,322,450
Blaine County Un	52	105	6,265,204	114,800	752,779	7,132,783
Jerome	2	77	32,500	140,000	355,000	527,500
Mountain Home	47	268	2,611,382	685,910	477,065	3,774,357
Payette	9	46	341,000	502,200	199,020	1,042,220
Shoshone	---	20	---------	---------	25,480	25,480
Twin Falls City	154	419	7,283,731	3,362,850	4,759,918	15,406,499
Twin Falls Co Un	23	55	2,023,440	294,000	189,440	2,506,880
Weiser	12	137	193,215	4,000	254,455	451,670
TOTAL SOUTHWESTERN	2,143	6,222	107,666,900	32,532,973	51,061,120	191,260,993
Blackfoot	8	67	319,834	349,795	541,693	1,211,322
Bingham County Un	97	208	3,078,155	2,172,545	827,840	6,078,540
Idaho Falls	100	345	4,714,773	10,858,921	3,845,493	19,419,187
Ammon	11	44	702,910	21,780	670,720	1,395,410
Bonneville Co Un	137	270	2,945,390	1,128,925	622,005	4,696,320
Rexburg	41	72	1,125,300	1,202,700	242,300	2,570,300
Rigby	2	27	13,000	---------	170,314	183,314
Salmon	30	88	98,570	235,917	103,464	437,951
Lemhi County Un	74	127	656,627	136,603	183,117	976,347
St. Anthony	3	30	20,000	118,850	112,350	251,200
TOTAL EASTERN	503	1,278	13,674,559	16,226,036	7,319,296	37,219,891
American Falls	14	44	342,791	19,505	100,162	462,458
Power County Un	24	69	864,124	344,300	143,000	1,351,424
Burley	15	56	760,488	1,605,600	221,920	2,588,008
Chubbuck	27	63	939,300	1,900,345	176,553	3,016,198
Montpelier	1	35	40,000	---------	78,723	118,723
Pocatello	62	679	3,780,027	3,742,800	7,032,158	14,554,985
Bannock County Un	26	119	1,748,955	349,981	274,614	2,373,550
Preston	6	26	295,000	168,915	162,330	626,245
Franklin County Un	15	15	543,000	---------	---------	543,000
Rupert	3	116	75,000	350,401	480,582	905,983
Minidoka County Un	50	120	1,744,877	247,651	388,006	2,380,534
Soda Springs	3	32	113,000	243,100	99,658	455,758
TOTAL SOUTHEASTERN	246	1,374	11,246,562	8,972,598	9,157,706	29,376,866
TOTAL 54 LOCATIONS	3,467	11,348	153,922,392	96,698,548	79,785,355	330,406,295

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IDAHO CONSTRUCTION REPORT - 54 MAJOR LOCATIONS FOR OCTOBER 1983

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	---	3	---	$ 23,000	$ 2,000	$ 25,000
Coeur d'Alene	9	29	381,186	343,618	132,113	856,917
Kootenai County Un	30	68	1,076,279	3,794,217	48,066	4,918,562
Craigmont	---	1	---	2,000	---	2,000
Grangeville	---	6	---	---	5,450	5,450
Lewiston	10	80	352,404	70,798	172,879	596,081
Moscow	15	17	269,000	65,000	384,130	718,130
Latah Co. Un	4	13	290,974	17,500	35,536	344,010
Orofino	---	4	---	---	2,050	2,050
Osburn	---	4	---	---	9,250	9,250
Sandpoint	3	13	85,000	---	89,400	174,400
St. Maries	---	4	---	5,900	17,000	22,900
Benewah County Un	3	6	111,000	534,000	---	645,000
TOTAL NORTHERN	74	248	2,565,843	4,856,033	897,874	8,319,750
Boise City	69	286	3,538,112	1,514,887	4,526,285	9,579,284
Meridian	18	27	598,933	---	16,804	615,737
Ada County Un	54	97	2,373,139	1,707,503	568,229	4,648,871
Caldwell	3	17	167,836	198,000	303,415	669,251
Canyon County Un	24	45	828,200	48,500	99,100	975,800
Nampa	10	38	137,100	20,000	86,841	243,941
Emmett	---	18	---	---	32,150	32,150
Gooding	2	9	50,000	---	47,850	97,850
Hailey	2	9	130,520	8,350	13,290	152,160
Ketchum	---	21	---	164,274	199,096	363,370
Sun Valley	2	12	594,000	38,000	196,500	828,500
Blaine County Un	4	11	238,000	8,000	99,800	345,800
Jerome	2	11	32,500	---	10,600	43,100
Mountain Home	1	32	45,000	---	21,000	66,000
Payette	---	---	---	---	---	---
Shoshone	---	---	---	---	---	---
Twin Falls City	15	40	753,042	---	462,879	1,215,921
Twin Falls Co Un	1	4	222,000	---	21,000	243,000
Weiser	---	18	---	---	22,685	22,685
TOTAL SOUTHWESTERN	207	695	9,708,382	3,707,514	6,727,524	20,143,420
Blackfoot	---	6	---	10,500	14,800	25,300
Bingham County Un	9	25	244,425	116,700	566,800	927,925
Idaho Falls	12	44	673,715	461,885	422,714	1,558,314
Ammon	1	2	66,780	500	---	67,280
Bonneville Co Un	14	28	337,100	154,700	21,420	513,220
Rexburg	3	10	239,000	110,000	35,000	384,000
Rigby	---	3	---	---	3,500	3,500
Salmon	3	8	3,845	12,000	5,700	21,545
Lemhi County Un	9	19	84,380	62,000	19,200	165,580
St. Anthony	---	2	---	10,000	---	10,000
TOTAL EASTERN	51	147	1,649,245	938,285	1,089,134	3,676,664
American Falls	1	2	94,000	---	19,500	113,500
Power County Un	1	4	5,500	12,000	10,000	27,500
Burley	---	5	---	83,000	41,900	124,900
Chubbuck	1	6	1,500	1,237,778	15,000	1,254,278
Montpelier	1	2	40,000	---	300	40,300
Pocatello	2	74	350,527	410,000	399,054	1,159,581
Bannock County Un	---	24	420,249	103,916	59,564	583,729
Preston	2	5	77,000	93,000	3,500	173,500
Franklin County Un	1	1	7,000	---	---	7,000
Rupert	---	19	---	80,578	29,060	109,638
Minidoka County Un	4	10	106,388	10,260	2,650	119,298
Soda Springs	1	6	45,000	12,500	15,200	72,700
TOTAL SOUTHEASTERN	14	158	1,147,164	2,043,032	595,728	3,785,924
TOTAL 54 LOCATIONS	346	1,248	15,070,634	11,544,864	9,310,260	35,925,758

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IDAHO CONSTRUCTION REPORT - 54 MAJOR LOCATIONS — TEN MONTHS CUMULATIVE 1984

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	---	20	$ ----------	$ 3,000	$ 250,361	$ 253,361
Coeur d'Alene	140	276	5,469,842	9,015,103	2,485,397	16,970,342
Kootenai County Un	364	763	14,258,412	5,299,514	1,947,225	21,505,151
Craigmont	1	8	55,000	450	18,800	74,250
Grangeville	---	74	3,800	392,050	539,980	935,830
Lewiston	84	825	3,216,025	2,988,113	3,026,320	9,230,458
Moscow	143	261	4,505,580	2,606,100	1,376,804	8,488,484
Latah Co. Un	29	114	1,720,915	1,563,771	264,147	3,548,833
Orofino	7	115	255,708	320,000	413,132	988,840
Osburn	---	39	----------	84,292	232,928	317,220
Sandpoint	45	117	1,065,000	1,680,000	947,814	3,692,814
St. Maries	18	69	279,100	736,695	200,262	1,216,057
Benewah County Un	23	46	855,000	159,900	201,700	1,216,600
TOTAL NORTHERN	854	2,727	$ 31,684,382	$ 24,848,988	$ 11,904,870	$ 68,438,240
Boise City	915	9,511	$ 41,535,525	$ 11,056,021	$ 37,534,812	$ 90,126,358
Meridian	166	282	7,162,792	2,224,730	590,204	9,977,726
Ada County Un	568	1,078	23,140,700	11,024,208	4,669,235	38,834,143
Caldwell	55	158	1,993,699	2,271,773	2,807,617	7,073,089
Canyon County Un	249	443	8,877,500	3,403,580	1,531,500	13,812,580
Nampa	55	204	1,752,526	9,333,430	7,109,427	18,195,383
Emmett	15	173	1,059,236	1,082,602	880,541	3,022,379
Gooding	3	40	194,000	662,990	240,268	1,097,258
Hailey	23	85	1,483,255	1,517,686	363,749	3,364,690
Ketchum	50	83	3,214,305	1,313,343	867,965	5,395,613
Sun Valley	19	127	3,973,000	45,000	3,117,880	7,135,880
Blaine County Un	67	128	9,003,790	2,865,977	942,191	12,811,958
Jerome	8	78	322,688	386,874	233,640	943,202
Mountain Home	42	176	1,452,140	2,775,302	1,115,553	5,342,995
Payette	11	56	246,950	71,412	87,783	406,145
Shoshone	2	13	52,000	5,000	43,345	100,345
Twin Falls City	91	321	5,440,535	6,915,111	4,377,998	16,733,644
Twin Falls Co Un	8	57	2,171,000	173,000	735,200	3,079,200
Weiser	6	107	65,285	294,634	513,514	873,433
TOTAL SOUTHWESTERN	2,353	13,170	$ 113,140,926	$ 57,422,673	$ 67,762,422	$ 238,326,021
Blackfoot	8	69	$ 258,900	$ 463,840	$ 310,594	$ 1,033,334
Bingham County Un	109	227	3,443,375	3,711,092	1,826,630	8,981,097
Idaho Falls	181	458	8,765,780	11,865,626	3,363,612	23,995,018
Ammon	11	45	705,740	753,513	105,044	1,564,297
Bonneville Co Un	109	268	3,518,520	4,585,816	1,042,050	9,146,386
Rexburg	27	60	996,000	1,982,800	994,500	3,973,300
Rigby	10	17	128,000	76,000	59,675	263,675
Salmon	4	59	31,315	206,000	327,205	564,520
Lemhi County Un	22	87	452,405	137,600	264,226	836,231
St. Anthony	---	23	----------	20,700	233,900	254,600
TOTAL EASTERN	481	1,313	$ 18,300,035	$ 23,802,987	$ 8,509,436	$ 50,612,458
American Falls	19	63	$ 428,480	$ 232,370	$ 89,688	$ 750,538
Power County Un	14	65	527,400	392,496	179,989	1,099,885
Burley	6	44	259,075	558,000	357,944	1,175,019
Chubbuck	106	78	3,298,716	508,658	411,598	4,218,972
Montpelier	1	42	34,056	448,000	76,669	558,725
Pocatello	122	610	5,168,362	3,901,464	4,436,350	13,506,176
Bannock County Un	45	97	1,663,534	1,927,879	108,764	3,700,177
Preston	2	15	100,000	190,000	83,400	373,400
Franklin County Un	10	11	436,000	120,000	----------	556,000
Rupert	12	93	203,736	78,942	794,103	1,076,781
Minidoka County Un	52	127	1,439,962	850,771	1,638,110	3,928,843
Soda Springs	4	49	180,800	78,650	1,237,081	1,496,531
TOTAL SOUTHEASTERN	393	1,294	$ 13,740,121	$ 9,287,230	$ 9,413,696	$ 32,441,047
TOTAL 54 LOCATIONS	4,081	18,504	$ 176,865,464	$ 115,361,878	$ 97,590,424	$ 389,817,766

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